

ORCHARD PARK

PORTION OF THE E 1/2, NE 1/4, SEC 15, T29N, R2E, W.M.
ISLAND COUNTY, WASHINGTON

SEE SHEET NO. 2

TRACT A



3-1-15

NORTH
SCALE: 1"=50'

0 25 50 100
BASIS OF BEARINGS
ASSUMED BEARING OF N 0° 19' 39" E ALONG
THE EAST LINE OF NE 1/4 OF SECTION 15,
T29N, R2E, W.M.

LEGEND

- SET 5/8" REBAR & 1 1/2" ALUM. CAP "DEA 18904"
- SET 1/2" X 24" REBAR W/CAP "DEA 18904"
- FOUND 3/8" REBAR W/ YELLOW PLASTIC CAP (LS#15640) UNLESS NOTED OTHERWISE

SEE SHEET NO. 2

FISH ROAD

PAULENA COURT

TRACT B (PRIVATE RD.)

CARIE LANE

TRACT C (PRIVATE ROAD)

SCENIC ROAD

ACCESS PERMIT NO. A-20592

1/16TH LINE

SHEET 3 OF 3 SHEETS

VOL/PG

95004777

ORCHARD PARK

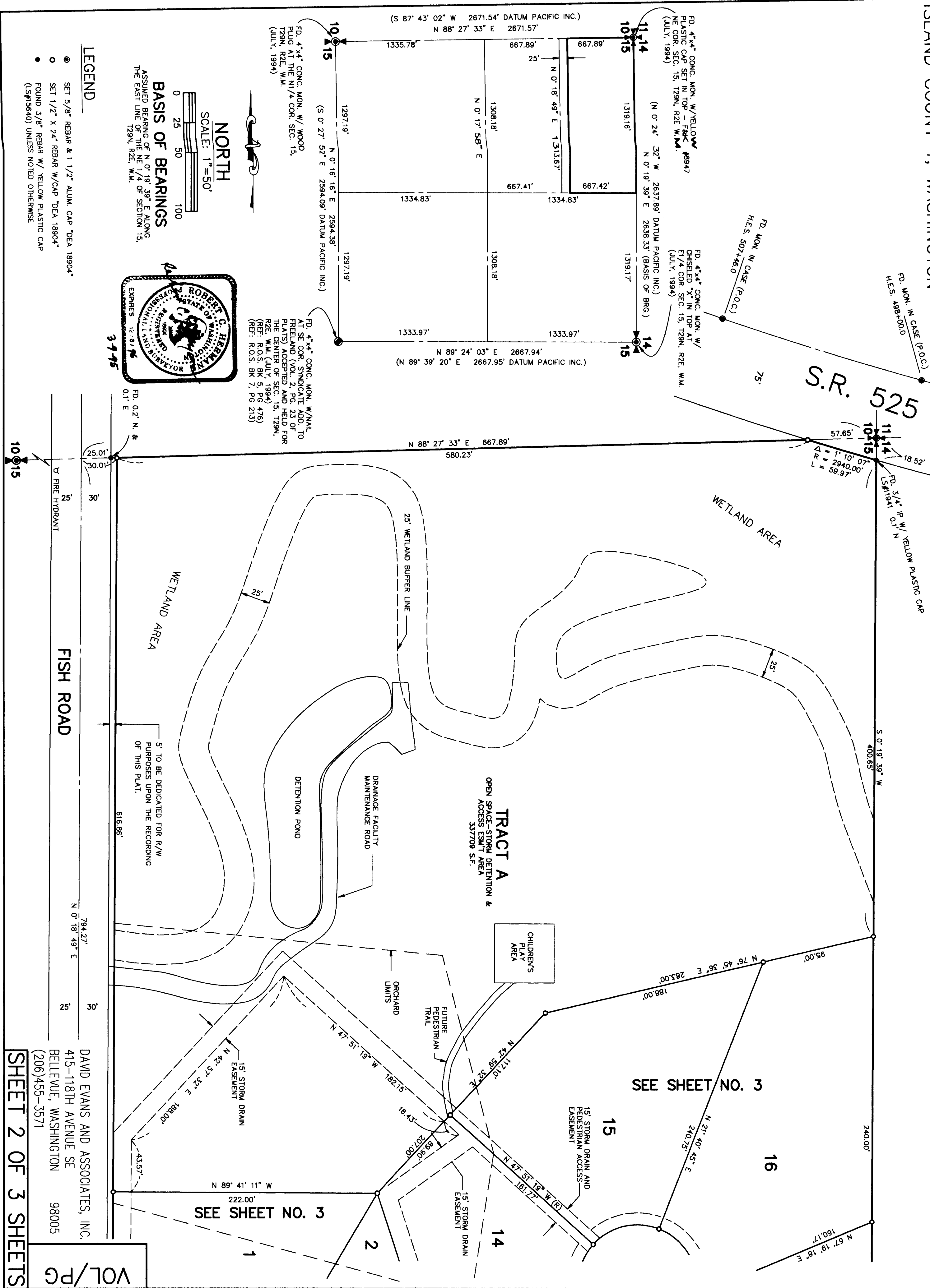
2 of 3

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ORCHARD PARK

PORTION OF THE E 1/2, NE 1/4, SEC 15, T29N, R2E, W.M.
ISLAND COUNTY, WASHINGTON



322 523 33

ORCHARD PARK

Parcel #s 56445-00-05000-0
56445-00-10000-0

PORTION OF THE E 1/2, NE 1/4, SEC 15, T29N, R2E, W.M.
ISLAND COUNTY, WASHINGTON

LEGAL DESCRIPTION

BLOCK 5 AND BLOCK 10, G.W. DANIELS' ADDITION TO
FREELAND, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 2 OF PLATS, PAGE 22, RECORDS OF ISLAND
COUNTY, WASHINGTON;
EXCEPT THAT PORTION OF BLOCK 5 CONNECTED TO THE
STATE OF WASHINGTON FOR S.S.H. 10, BILLED DATED
MAY 22, 1961 AND RECORDED JULY 10, 1961, UNDER
AUDITOR'S FILE NO. 137643, OF ISLAND COUNTY,
WASHINGTON,
SITUATED IN ISLAND COUNTY, WASHINGTON.

RESTRICTIONS

DIRECT VEHICULAR ACCESS TO FISH ROAD AND SCENIC ROAD
IS RESTRICTED TO THE COMMON EASEMENTS SHOWN HEREON.
NO BLOCKING OR DIVERTING OF EXISTING, NATURAL OR MAN-
MADE DRAINAGE WAYS IS PERMITTED.

NO GRADING (CLEARING, EXCAVATION OR FILLING) IS PERMITTED
WITHIN 100 FT. OF WETLAND AREAS, UNTIL SUCH TIME AS AN
APPROVED GRADING PERMIT, OR A WAIVER THEREFROM, IS
OBTAINED FROM THE ISLAND COUNTY ENGINEERING DEPARTMENT.

NOTES

1. ISLAND COUNTY HAS NO RESPONSIBILITY TO BUILD, IMPROVE OR
MAINTAIN THE PRIVATE ROADS CONTAINED WITHIN OR PRIVATE
ROADS PROVIDING ACCESS DESCRIBED IN THIS DEVELOPMENT.
2. APPROVAL OF THIS LONG PLAT DOES NOT GUARANTEE THE
ISSUANCE OF SEWER DISPOSAL SYSTEM PERMITS.
3. ALL ON-SITE UTILITIES ARE TO BE INSTALLED UNDERGROUND.

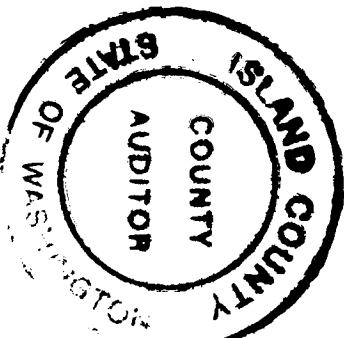
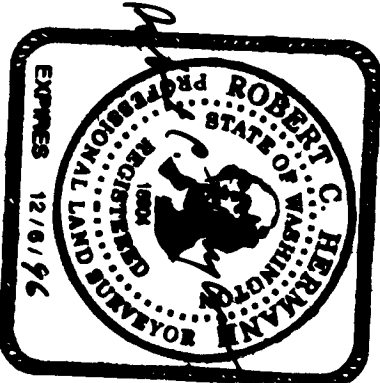
SURVEY NOTES

1. A ONE SECOND THEODOLITE AND ELECTRONIC DISTANCE METER
WERE USED TO SURVEY THIS SUBDIVISION.
2. THIS SURVEY MEETS THE MINIMUM REQUIRED SURVEY PRECISION
FOR FIELD TRAVERSES, AS SET FORTH BY WAC 332-130-090.
3. ALL FOUND MONUMENTS WERE FIELD VISITED JULY, 1994.
SHOWN MONUMENTS WERE BASED UPON INFORMATION
GATHERED FROM RECORDED SURVEYS. NO ORIGINAL EVIDENCE
WAS OBSERVED.
4. ALL MONUMENTS SHOWN ARE PER FIELD SURVEY AND REFERENCED
IN THE LEGEND OF SURVEY AS RECORDED IN BOOK 5, PAGE 476,
AND BOOK 7, PAGE 213.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY
ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE
REQUIREMENTS OF ISLAND COUNTY AND WASHINGTON
STATE SURVEY RECORDING ACT, IN THE MONTH OF JULY,
1994.

Robert C. Hermann
CERTIFICATE NUMBER 18904



COMMISSIONER'S APPROVAL

THIS PLAT CONFORMS TO THE REQUIREMENTS OF A RESIDENTIAL
SUBDIVISION AS ESTABLISHED BY CHAPTER 16.17, ISLAND COUNTY
CODE, AND IS HEREBY APPROVED THIS 22ND DAY OF MARCH,
1994.

Wendell A. St. John
CHAIRMAN COMMISSIONER COMMISSIONER

CERTIFICATE OF TITLE _____, 1994, IN VOLUME _____,
RECORDED _____ UNDER AUDITOR'S FILE NO. _____,
PAGE _____ OF ISLAND COUNTY, WASHINGTON.

ENGINEER'S APPROVAL

EXAMINED AND APPROVED IN ACCORDANCE WITH R.C.W. 58.17.160(1)
AND CHAPTER 11.01 ICC, THIS 22ND DAY OF MARCH, 1994.

Ray J. Allen
ISLAND COUNTY ENGINEER

APPROVING AUTHORITY CERTIFICATE

THIS RESIDENTIAL SUBDIVISION CONFORMS TO THE
REQUIREMENTS OF A RESIDENTIAL
SUBDIVISIONS ESTABLISHED BY CHAPTER 16.17,
ISLAND COUNTY CODE, AND IS HEREBY APPROVED THIS
22ND DAY OF MARCH, 1994.

Vincent Moore
VINCENT MOORE, PLANNING DIRECTOR DATE 3/20/94

TREASURER'S CERTIFICATE

ALL TAXES LEVED WHICH HAVE BECOME A LIEN UPON
THE LANDS HEREIN DESCRIBED HAVE BEEN FULLY PAID
AND DISCHARGED ACCORDING TO THE RECORDS OF MY
OFFICE, INCLUDING TAXES FOR THE CURRENT YEAR, 1994.

Lucy Anthony
SIGNATURE AND SEAL
DATE 3/21/94

RECORDING CERTIFICATE

FILED FOR RECORD AT THE REQUEST OF DAVID EVANS
THIS DAY OF MARCH, 1994, AT PM, IN VOLUME 13
OF PLATS, PAGES 45-46-47-48, UNDER AUDITOR'S FILE NO. 95002717.
RECORDS OF ISLAND COUNTY WASHINGTON.

Dee Hylton
ISLAND COUNTY AUDITOR

EASEMENT PROVISIONS

NON-EXCLUSIVE EASEMENTS ARE HEREBY RESERVED FOR AND GRANTED TO PUBLIC SOUND
POWER AND LIGHT COMPANY AND, WHERE NECESSARY, WIDEVIEW TELEPHONE COMPANY, THE
FREELAND WATER DISTRICT AND, WHERE NECESSARY, SUCCESSORS AND ASSIGNS UNDER
AND UPON THE PRIVATE ROAD EASEMENTS SHOWN AND ASSIGNED UNDER
UTILITIES EASEMENTS SHOWN IN WHICH TO INSTALL, MAINTAIN, REPAIR, REPLACE,
AND MAINTAIN UNDERGROUND CONDUITS, CABLES, PIPES, AND WIRES, TELEPHONE
FACILITIES AND APPURTENANCES FOR THE PURPOSE OF SERVING THE LANDS SHOWN
AND OTHER PROPERTY WITH ELECTRIC, TELEPHONE AND UTILITY SERVICE, WHETHER WITH THE
RIGHT TO ENTER UPON THE LOTS AND TRACTS AT ALL TIMES FOR THE PURPOSE HEREIN
STATED.

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS, THAT WE, THE UNDERSIGNED OWNERS
IN FEE SIMPLE AND PARTIES IN INTEREST OF THE LAND HEREIN PLATTED, HEREBY
DECLARE THIS RESIDENTIAL SUBDIVISION AND DEDICATE TO THE USE OF THE
PUBLIC FOREVER, WHATEVER PUBLIC PROPERTY THERE IS SHOWN ON THE PLAT
AND THE USE THEREOF FOR ALL PUBLIC PURPOSES NOT INCONSISTENT WITH THE
USE THEREOF FOR PUBLIC ROADS. WE ALSO DEDICATE TO THE USE OF THE
OWNERS OF THE LOTS HEREIN PLATTED FOREVER, ALL PRIVATE ROADS AND
WHATEVER MUTUALLY OWNED PROPERTY THAT IS SHOWN ON THIS PLAT. ALSO
THE RIGHT TO MAKE ALL NECESSARY SLOPES FOR CUTS AND FILLS UPON THE
LOTS, BLOCKS, TRACTS, ETC., SHOWN ON THIS PLAT IN THE REASONABLE
ORIGINAL GRADING OF THE ROADS SHOWN HEREON. ALSO, THE RIGHT TO DRAIN
SAID PUBLIC AND PRIVATE ROADS OVER AND ACROSS ANY LOT, LOTS AND/OR
TRACTS WHERE WATER MIGHT TAKE A NATURAL COURSE AFTER THE ROADS ARE
GRADED, GRANTED HEREBY IS A WAIVER TO ALL CLAIMS FOR DAMAGES AGAINST
THE PLAT BY THE ESTABLISHED CONSTRUCTION, DRAINAGE AND MAINTENANCE
OF SAID PRIVATE AND PUBLIC ROADS.

OWNER'S CONSENT AND ACKNOWLEDGEMENT

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED APPLICANT
HEREBY CERTIFY THAT THIS RESIDENTIAL SUBDIVISION IS MADE AS HIS/
THEIR FREE AND VOLUNTARY ACT AND DEED.

Donald H. Leavitt
DONALD H. LEAVITT (OWNER) DATE 3/15/94

KEY BANK OF WASHINGTON
BENEFICIARY

Ken Padow
BY: KEN PADOW (VICE PRESIDENT) DATE 3/15/94

ACKNOWLEDGEMENTS

STATE OF WASHINGTON) SS
ISLAND COUNTY

ON THIS 15TH DAY OF MARCH, 1994, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED,
AND SWORN, PERSONALLY APPEARED
David Evans
TO ME KNOWN TO BE THE
HIS EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THE SIGNING
OF SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT OF SAID CORPORATION
FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED
THAT THEY WERE AUTHORIZED TO EXECUTE SAID INSTRUMENT FOR SAID CORPORATION
ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Carie Anne Coors
2/1/98 expiration
STATE OF WASHINGTON) SS
ISLAND COUNTY

ON THIS 15TH DAY OF MARCH, 1994, BEFORE ME, THE UNDERSIGNED,
A NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON, DULY COMMISSIONED,
AND SWORN, PERSONALLY APPEARED
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TO ME KNOWN TO BE THE
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ON THE DAY AND YEAR FIRST ABOVE WRITTEN.

Carie Anne Coors
2/1/98 expiration

DAVID EVANS AND ASSOCIATES, INC.
415-118TH AVENUE SE
BELLEVUE, WASHINGTON 98005
(206) 455-3571